



City of Nevada City

SPECIAL PLANNING COMMISSION ACTION MINUTES
MONDAY, JULY 23, 2018 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE

AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Steffen Hawkins-Snell, Vice-Chair Jason Rainey (interim), Commissioners Josie Andrews, Peter Van Zant, Jason Rainey, and Stuart Lauters

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

MEDICAL CANNABIS BUSINESS PERMIT AUTHORIZATION

1. 138 New Mohawk, Revive Organics - Medical Cannabis Manufacturing (cold water extraction, infusion) and Distribution Business (amended application)

Public: None

Motion by P. Van Zant to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing and self-distribution use is consistent with the principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use.

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes / 1 absent (Rainey)

Make a Motion by P. Van Zant to approve the amended application as presented to authorize a medical cannabis business permit to Revive Organics, LLC for a manufacturing (cold-water extraction, infusion) and distribution operation at 138 New Mohawk suites 172, 173 & 174, subject to the previously approved Conditions of Approval, attached, as may be modified by the planning commission, making the following findings

Seconded by J. Andrews

Vote: 4 ayes/ 0 noes / 1 absent (Rainey)

2. 138 New Mohawk, Valley of Grass, LLC - Medical Cannabis Manufacturing (rosin-press extraction/infusion) and Distribution Business

Public: None

Motion made by J. Andrews to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing and self-distribution use is consistent with the principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use.

Seconded by P. Van Zant

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

Motion by J. Andrews to approve the application as presented to authorize a medical cannabis business permit to Valley of Grass, LLC for a manufacturing and distribution operation at 138 New Mohawk, Suites 175 and 176, subject to the recommended Conditions of Approval, attached, as may be modified by the planning commission, making findings “a” and “b” as presented in the staff report:

Seconded by P. Van Zant

Vote: 3 ayes/ 1 noe (Lauters) / 1 absent (Rainey)

3. 138 New Mohawk, Bloomfield - Manufacturing (water-based and CO₂ extraction/infusion) and Distribution

Public: See video record

Make a Motion by P. Van Zant to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing and self-distribution use is consistent with the principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use.

Seconded by J. Andrews

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

Make a Motion P. Van Zant to approve the application as presented to authorize a medical cannabis business permit to Bloomfield for a manufacturing and distribution operation at 138 New Mohawk, Suites 157,158,159,160 and 161, subject to the recommended Conditions of Approval as amended by the commission and as attached, , making findings “a” and “b” as presented in the staff report:

Seconded by J. Andrews

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

Added Condition of Approval: provisional hours up to 10PM for the lab technician/director may be allowed to finalize distillation and monitoring activity already in process.

4. 138 New Mohawk, Shady Creek Trading Company, Inc. - Medical Cannabis Manufacturing (ethanol, cold water, and CO2 extraction/infusion) and Distribution Business

Public: See video record

Motion by P. Van Zant to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing and distribution use is consistent with the principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use.

Seconded by J. Andrews

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

Motion by P. Van Zant to approve the application as presented to authorize a medical cannabis business permit to Shady Creek Trading Company for a manufacturing and distribution operation at 138 New Mohawk Road, Suite 151, subject to the recommended Conditions of Approval as attached making findings “a” and “b” as provided in the staff report

Seconded by J. Andrews

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

5. 569 Searls Avenue, Highest Health Collective, LLC - Manufacturing Business (ethanol extraction)

Public: See video record

Make a Motion by S. Lauters to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing and distribution use is consistent with the principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use.

Seconded: P. VanZant

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

Make a Motion Lauters to approve the application as presented to authorize a medical cannabis business permit to Highest Health Collective for a manufacturing operation at 569 Searls Ave, Ste A, subject to the recommended Conditions of Approval, attached, as may be modified by the planning commission, making findings “a” and “b as outlined in the staff report..

Seconded: P. Van Zant

Added Condition of Approval: The second swing shift, as described in the applicant’s clarification responses attached to the staff report, may operate between the hours of 3PM and 11PM.

Vote: 4 ayes / 0 noes / 1 absent (Rainey)

CORRESPONDENCE:

ANNOUNCEMENTS: Next Regular Meeting – August 16, 2018

ADJOURNMENT

Motion by P. Van Zant to adjourn at 4:08 PM

Seconded by J. Andrews

Vote: 4 ayes / 0 noes / 1 absent (Rainey)